



Winkworth
for every step...

Carbinswood Lane, Woolhampton, Reading, Berkshire, RG7

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Kookaburra perfectly captures the way modern country living should feel.

Hidden behind electric gates in one of Bucklebury Common's most sought-after private lanes, Kookaburra is an exceptional contemporary country home where beautifully designed interiors, outstanding entertaining spaces and a remarkable village setting come together in perfect harmony.

Occupying a generous private plot, surrounded by mature gardens and moments from over 900 acres of Bucklebury Common, this is a home created for modern family life. From long summer afternoons beside the heated swimming pool to evenings entertaining on the expansive terrace, every element has been thoughtfully designed to celebrate both comfort and the outdoors.

Beautifully refurbished by the current owners, the house combines generous proportions with a calm contemporary aesthetic, creating interiors that are elegant without ever feeling formal. Every room has been designed to maximise light, space and the wonderful connection to the surrounding gardens.

The welcoming entrance hall immediately establishes the sense of openness that defines the home, naturally leading through a series of beautifully balanced reception rooms where family life can unfold effortlessly.

The magnificent sitting room is undoubtedly one of the house's defining spaces.

Bathed in natural light from wide doors opening directly onto the terrace, it provides a wonderfully relaxed setting for everyday family life whilst effortlessly transforming into an exceptional entertaining space for larger gatherings. During the warmer months, the boundaries between house and garden almost disappear as the terrace becomes a natural extension of the living accommodation.

A separate dining room offers a more intimate setting for formal occasions, while the dedicated study provides a peaceful environment for home working or quieter moments away from the main living spaces.

At the heart of the home lies an outstanding bespoke kitchen.

Beautifully crafted with elegant cabinetry, quartz worktops and an impressive collection of premium appliances, it has been designed around modern family life. The generous central island naturally becomes the social hub of the house, whether hosting friends over a glass of wine, helping with homework or gathering for relaxed family breakfasts. Adjoining utility and boot rooms ensure practicality sits comfortably alongside style, particularly after muddy countryside walks across the Common.

The bedroom accommodation has been equally thoughtfully planned. Five generous double bedrooms provide exceptional flexibility for family and guests, led by a superb principal suite occupying its own peaceful corner of the home. Beautifully presented and complete with a luxurious en-suite bathroom, dressing space and direct access to the swimming pool terrace, it offers a level of comfort more commonly associated with a boutique country hotel.

A particularly valuable feature is the separate guest accommodation, creating excellent opportunities for extended family, independent teenagers or visiting guests whilst maintaining privacy for everyone.

Outside, Kookaburra truly comes into its own. The beautifully landscaped south-west facing gardens have been designed for effortless outdoor living. Sweeping lawns, colourful planting, mature trees and generous entertaining terraces create an atmosphere of complete tranquillity, while the recently upgraded heated swimming pool provides a spectacular focal point throughout the summer months.

The charming octagonal garden pavilion offers a peaceful retreat overlooking the pool, while the greenhouse, workshop and established gardens provide endless enjoyment for keen gardeners and outdoor enthusiasts alike.

Securely positioned behind electric gates with extensive parking, double garage and mature screening, the property enjoys both privacy and a wonderful sense of arrival.

Perhaps the greatest luxury, however, lies just beyond the gates.

With the vast open landscape of Bucklebury Common only moments away, miles of woodland trails, bridleways and open heathland become part of everyday life, creating a lifestyle few locations can rival.

Kookaburra is more than a beautifully refurbished family home. It is an opportunity to enjoy one of Berkshire's finest village lifestyles.

KEY FEATURES

- Beautifully refurbished detached country home extending to approximately 3,270 sq ft of elegant single-level accommodation.
- Peacefully positioned within one of Bucklebury Common's most exclusive residential lanes.
- Stunning bespoke kitchen featuring quartz worktops, premium integrated appliances, central island and informal family dining.
- Magnificent 24ft reception room opening directly onto the terrace and gardens, creating exceptional indoor and outdoor entertaining space.
- Five generous double bedrooms and four beautifully appointed bathrooms, including an impressive principal suite with direct access to the swimming pool.
- Flexible guest accommodation offering excellent potential for multi-generational living or an independent annexe.
- Landscaped south-west facing gardens with expansive lawns, mature planting and multiple outdoor entertaining areas.
- Recently upgraded 10m x 5m heated swimming pool with sun terrace and charming octagonal garden pavilion.
- Double garage, workshop, greenhouse and extensive private parking behind electric gates.
- Outstanding access to Bucklebury Common, excellent schools, Reading, Newbury, the M4 and direct rail services to London Paddington.

Reading

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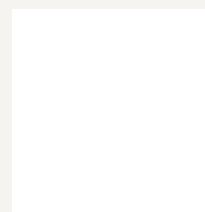
MATERIAL INFO

Tenure: Freehold
Council Tax Band: TBC
EPC rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/REA260671>

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